

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
(1)	25/01669/FUL & 25/01670/LBC Newbury Town Council	03.09.2025 ¹	Conversion of buildings to form 3 residential dwellings, extension to garage and associated works. (Reconsideration of application reference 24/02422/FUL following the High Court Consent Order dated 9th July 2025). Hambridge Farm, Hambridge Road, Newbury, RG14 2QG Hambridge Properties Limited

¹ Extension of time agreed with applicant until 27.02.2026

The application can be viewed on the Council's website at the following links:

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZUF8NRD04Z00>

and

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SZUF0NRD04Z00>

Recommendation Summary:	Conditional approval
Ward Member(s):	Councillor Nigel Foot Councillor Stuart Gourley
Reason for Committee Determination:	Over 10 objections received and recommendation for approval
Committee Site Visit:	12 th February 2026

Contact Officer Details

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1. Introduction

- 1.1 The purpose of this report is for the Committee to consider the proposed development against the policies of the development plan and the relevant material considerations, and to make a decision as to whether to approve or refuse the applications.
- 1.2 The applications are seeking planning permission and listed building consent for the conversion of buildings to form 3 residential dwellings.
- 1.3 The application site forms part of Hambridge Farm, a historic farmstead, and contains the 17-18th century threshing barn and farmhouse. The historic buildings in the farmstead are currently subject to commercial and business uses. There is an industrial employment area 60m to the south of the site, and directly west is a B-road. Beyond the road is open countryside and a policy-defined gap between Newbury and Thatcham. To the north, east and south, the site is bounded by watercourses (River Kennet SSSI and Kennet and Avon Canal). Elsewhere along Hambridge Road are areas of residential development, including offices recently converted to dwellings.
- 1.4 The former threshing barn and farmhouse are proposed to be converted into 3 dwellings. As part of the conversion, an existing garage would provide cycle storage, and it is proposed to alter boundary treatment to delineate garden amenity space and mitigate noise from the road.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
91/40001/LBC	Proposed link between farmhouse and barn and internal alterations within farmhouse	APPROVED 13.11.1991
97/50012/FUL	Change of use from leisure club to offices.	APPROVED 26.03.1997
97/50841/LBC	Internal office layout and re-instatement of toilet and kitchen block (retrospective)	APPROVED 24.07.1997
97/51441/LBC	Proposed installation of air-conditioning unit-external free standing unit and internal unit wall mounted.	APPROVED 03.11.1997
05/02562/LBC	Replacement of existing windows with new timber windows in Hambridge Farmhouse	APPROVED 16.02.2006
07/01615/FUL	Proposed two storey extension and link building. Additional Parking	APPROVED 18.10.2007
10/01433/XFUL	Application to renew planning permission 07/01615/FUL - Proposed two storey extension and link building. Additional Parking –	APPROVED 20.08.2010

10/01715/COND1	Application for approval of details reserved by Condition 2: - Samples, Condition 3: - Landscape Scheme and Condition 4: - Hard surfaced areas of planning permission reference 07/01615/FUL	APPROVED 24.09.2010
24/02422/FUL & 24/02423/LBC	Conversion of buildings to form 3 residential dwellings, extension to garage and associated works.	APPROVAL QUASHED BY HIGH COURT CONSENT ORDER 09.07.2025

- 2.2 Previous permissions (24/02422/FUL & 24/02423/LBC) granted for the conversion of Hambridge Barn to 3 residential units were quashed by a High Court Consent Order for the following two grounds:

Ground 1: The Defendant failed to lawfully perform the heritage duties in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Council has failed to give the preservation of the listed buildings and Conservation Area affected by the Proposed Development the weight required by the duties in ss. 16, 66, and 72 of the 1990 Act. In consequence, it has failed to lawfully discharge those duties.

Ground 2: The Defendant gave inadequate reasons with respect to heritage duties.

- 2.3 Having considered the grounds for the Claimant's claim, the LPA acknowledged that its statutory duties were not clearly articulated in the officer's reports and submitted to judgment on Ground 2.
- 2.4 The decision notices for 24/02422/FUL & 24/02423/LBC were therefore quashed and returned to the Council to redetermine. In doing so the Council must correct the legal error that caused the original decision to be quashed.

3. Legal and Procedural Matters

- 3.1 **Environmental Impact Assessments (EIA):** Given the nature, scale and location of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 **Publicity:** Publicity has been undertaken in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the Council's Statement of Community Involvement. Site notices were displayed on 18.08.2025 to a fence post at the site access, with a deadline for representations of 09.09.2025. A public notice was displayed in the Newbury Weekly News on 31.07.2025; with a deadline for representations of 14.08.2025. Notification letters were sent to neighbouring Hambridge Farm Units 1-6 with a deadline for representations of 14.08.2025. #

- 3.3 **Local Financial Considerations:** Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. Whether or not a 'local finance consideration' is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision based on the potential for the development to raise money for a local authority or other government body. No local financial considerations are material to this application.
- 3.4 **Community Infrastructure Levy (CIL):** Community Infrastructure Levy (CIL) is a levy charged on most new development within an authority area. The money is used to pay for new infrastructure, supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces, and sports and recreational areas. Subject to the application of any applicable exemptions, CIL will be charged on residential (Use Classes C3 and C4) and retail (former Use Classes A1 – A5) development at a rate per square metre (based on Gross Internal Area) on new development of more than 100 square metres of gross internal area (including extensions) or when a new dwelling is created (even if it is less than 100 square metres). CIL liability, and the application of any exemptions, will be formally confirmed by the CIL Charging Authority under separate cover following any grant of planning permission. More information is available at <https://www.westberks.gov.uk/community-infrastructure-levy>
- 3.5 **New Homes Bonus (NHB):** New Homes Bonus payments recognise the efforts made by authorities to bring residential development forward. NHB money will be material to the planning application when it is reinvested in the local areas in which the developments generating the money are to be located, or when it is used for specific projects or infrastructure items which are likely to affect the operation or impacts of those developments. NHB is not considered to be a relevant material consideration in this instance, but can be noted for information.
- 3.6 **Public Sector Equality Duty (PSED):** In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The Council must have due regard to the need to achieve the following objectives:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.7 Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—
- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 - (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 - (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

- 3.8 The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have regard to and remove or minimise disadvantage. In considering the merits of this planning application, due regard has been given to these objectives.
- 3.9 There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.
- 3.10 **Human Rights Act:** The development has been assessed against the provisions of the Human Rights Act, including Article 1 of the First Protocol (Protection of property), Article 6 (Right to a fair trial) and Article 8 (Right to respect for private and family life and home) of the Act itself. The consideration of the application in accordance with the Council procedures will ensure that views of all those interested are taken into account. All comments from interested parties have been considered and reported in summary in this report, with full text available via the Council's website.
- 3.11 It is acknowledged that there are certain properties where they may be some noise impact (this can be mitigated by conditions). However, any interference with the right to a private and family life and home arising from the scheme as a result of impact on residential amenity is considered necessary in a democratic society in the interests of the economic well-being of the district and wider area and is proportionate given the overall benefits of the scheme in terms of provision of 3 dwellings and enabling the continued use of vacant listed buildings.
- 3.12 Any interference with property rights is in the public interest and in accordance with the Town and Country Planning Act 1990 regime for controlling the development of land. This recommendation is based on the consideration of the proposal against adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.
- 3.13 **Listed building setting:** Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 16(2) has the same requirement for proposals for listed building consent. The proposal would affect grade II listed The Barn and Hambridge Farm House, and their setting. The impact on the buildings, their setting, and features of special architectural and historic interest are considered within the submitted plans, which have been reviewed by the case officer and the Conservation and Design Officer.
- 3.14 **Conservation areas:** Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The application site is within the Newbury Town Centre Conservation Area. An assessment of the impact of the proposal on this area's character and appearance is provided in this report under the relevant heading.

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

	Initial consultation 23.07.2025 – 13.08.2025	Re-consultation 14.10.2025 – 04.11.2025 & 19.12.2025 – 09.01.2026
Newbury Town Council:	Concerned with flooding, traffic, residential use in commercial area.	No objections
WBC Highways:	No objections. Conditions advised.	No objections subject to conditions securing compliance with plans.
WBC SuDS:	No objections subject to flood response plan	No objections.
WBC Conservation:	Amendments/additional information required	No objections subject to conditions.
WBC Trees	No response	No objections. Tree protection informative provided.
WBC Environmental Health:	Noise Impact Assessment required	No objections subject to condition securing mitigation measures.
WBC Archaeology:	No objections	No further comment
WBC Ecology:	No objections. Conditions advised.	No objections subject to conditions securing compliance with plans.
WBC Waste Management:	No response received	No response received.
Adjacent Parishes Thatcham & Greenham	No response received	No response received.
The Newbury Society	Objection. Design harmful to significance without justification.	No response received.
Historic Buildings and Places (LBC only)	Objection. Design harmful to significance without justification. Harm arises from:	Not re-consulted.

	<ul style="list-style-type: none"> • Loss of double height space over central threshing floor • Replacement of a large number of ventilation slots with larger windows 	
Historic England (LBC only)	No comment	No response received.
SPAB	<p>Objection. Design harmful to significance without justification. Harm arises from:</p> <ul style="list-style-type: none"> • Loss of double height space over central threshing floor • Replacement of a large number of ventilation slots with larger windows 	Not re-consulted.
National Gas Transmission	No comment. There are no National Gas assets affected in the area.	No response received.
The Canal and River Trust	No comment	No response received.
Environment Agency	No objections	No response received.
Thames Water Utilities	No response received	No response received.
SGN Plant Protection Scheme	No response received	No response received.

Public representations

- 4.2 Under 25/01669/FUL, initial representations have been received from 10 contributors, all of which object to the proposal.
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Fails to respect the historic setting
 - The changes are not sympathetic to the grade II listed buildings
 - The existing access is unsafe and leads onto a busy road – additional traffic for the dwellings would increase the risk of accidents

- Detrimental to the neighbouring long-standing local business through conflicting uses – potential for new residents to complain about noise, and deliveries.
- Loss of commercial space
- Close to the flood zone. More people could be at risk of flooding.
- Development close to the river may have a harmful environmental impact

4.4 Following amended plans and additional information, representations have been received from 10 contributors across both re-consultation periods, 8 of which support, and 2 of which object to the proposal.

4.5 In summary, the following new issues/points have been raised:

Object:

- The noise assessment recommends mitigation measures but there are no plans showing which ones are chosen and how these would impact the listed buildings
- The construction method statement puts storage/construction access opposite the neighbouring access which would be of detriment to the business
- It is not stated on submitted documents that there is a pump on the site that deals with excess surface water
- There are no details on new windows. The impact on the listed building can still not be fully understood
- There is substandard visibility at the site access
- The Transport Assessment relies on 2022 data which would not accurately reflect traffic levels now, due to the covid lockdown.
- The gardens are separated from the dwellings which does not comply with Policy DM30, as residents will have to cross the driveway which is a safety concern.

Support:

- The conversion would reduce vehicle movements compared to the lawful office use which accommodated over 50 staff members
- Locals have not experienced flood risk
- A residential use would be sympathetic to the historic character, better than vacant offices, and in-keeping with residential development along the road.

4.6 The issues raised are addressed under the relevant headings below.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

Development Plan Document	Relevant Policies
<u>West Berkshire Local Plan Review 2023-2041</u>	Strategic Policies <ul style="list-style-type: none"> • Policy SP1 The Spatial Strategy • Policy SP3 Settlement Hierarchy • Policy SP5 Responding to Climate Change

	<ul style="list-style-type: none"> • Policy SP6 Flood Risk • Policy SP7 Design Quality • Policy SP8 Landscape Character • Policy SP9 Historic Environment • Policy SP10 Green Infrastructure • Policy SP11 Biodiversity & Geodiversity • Policy SP12 Approach to Housing Delivery • Policy SP15 Housing Type & Mix • Policy SP18 Town & District Centres • Policy SP19 Transport <p>Development Management Policies</p> <ul style="list-style-type: none"> • Policy DM4 Building Sustainable Homes & Businesses • Policy DM5 Environmental Nuisance & Pollution Control • Policy DM6 Water Quality • Policy DM7 Water Resources & Waste Water • Policy DM9 Conservation Areas • Policy DM10 Listed Buildings • Policy DM15 Trees, Woodland & Hedgerows • Policy DM30 Residential Amenity • Policy DM44 Parking
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5.2 The following material considerations are relevant to the consideration of this application:

- The National Planning Policy Framework (NPPF)
- The Planning Practice Guidance (PPG)
- National Design Guide
- Quality Design SPD (2006)
- Sustainable Drainage Systems SPD (2018)

6. Appraisal

Principle of development

- 6.1 Policy SP1 sets out the Spatial Strategy for the district which includes the optimisation of previously developed land and support of development and redevelopment within settlement boundaries as defined in Policy SP3. Policy SP3 states that the focus of development will follow the settlement hierarchy set out within the policy. It defines Newbury as an Urban Area which will be the prime focus for housing and economic development. Policy SP12 states that new homes will be located in accordance with this strategy.
- 6.2 According to Policy SP17, development proposals that would result in the loss of business development outside of a Designated Employment Area (DEA) will be required to justify the loss of floorspace and/or land. It should be demonstrated that the proposal will:
- Not substantially prejudice the overall supply of employment land over the plan period; and

- Not conflict with or undermine the function of existing neighbouring uses; and
 - If offices within a town or district centre, maintain the vitality of that centre;
- 6.3 The application site is within the Newbury settlement boundary line, directly adjacent the boundary edge. The buildings provide approximately 550 sqm of office floor space outside a DEA, and from a review of the planning history it appears that the office uses have been in effect for over 25 years.
- 6.4 With regard to Policy SP17, the Planning Statement indicates that the buildings are vacant and a continued office use is not viable. The site is within the Newbury settlement boundary but outside the Town Centre Commercial Area and Protected Employment Areas. The neighbouring buildings are subject to a retail use but served by a separate access, and there are areas of residential development some 100m north and south of the application site. As such, it is not considered that the proposed residential use and loss of office floorspace would conflict with or undermine the function of existing neighbouring uses and would not harm the vitality of the town centre. Given the small loss of office floorspace and the existing vacant state, it is considered that the loss of office space outside of a DEA would not substantially prejudice the overall supply of employment land over the LPR period.

Character and appearance

- 6.5 According to Policy SP7, new development will be required to strengthen a sense of place through high quality locally distinctive design and place shaping. This will enable healthy place making, creating places that are better for people, taking opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions.
- 6.6 In this instance, the local sense of place can be described as semi-rural and historic, with some urban and commercial qualities to the wider setting.
- 6.7 Following amendments, no changes are proposed to be made to the external appearance of the barn and farmhouse buildings themselves, and the outbuilding (garage) would not be extended.
- 6.8 As part of the change of use, a modern 'link' between the barn and farmhouse would be removed. In place of this link would be steps and a low wall, and a door and window would on the west elevation of the farmhouse retained. Alterations would be made to soft and hard landscaping including new planting and fencing to delineate parking and garden amenity spaces, provide noise mitigation and privacy screening.
- 6.9 For fencing, existing 1.2m post and rail timber fencing would be retained. A new 1.8m high brick and flint wall is proposed to be erected along the eastern boundary, starting below road level, to provide acoustic screening. In addition, 1.5m high trellis fencing is proposed on part of the northern boundary to delineate the garden amenity for Unit 1, and provide privacy screening for Units 1 and 2. It is considered that the design of these boundaries would generally be in-keeping with the historic and semi-rural character and not harm the wider Conservation Area, given traditional materials and decorative features negating concerns of an overly suburban appearance. The impact of the walls on the significance of the listed buildings is considered in the below section.
- 6.10 Notwithstanding the detailed assessment of the impact on the listed buildings below, it is noted that the Conservation and Design Officer considers the change of use itself and the removal of the link structure to be acceptable. The landscaping would be in-keeping with the existing character and appearance of the Hambridge Farm and

Hambridge Road area and accordingly would not harm the historic character of the buildings and Conservation Area.

Heritage Assets

- 6.11 In relation to the heritage assets, the NPPF requires proposals to be based upon an informed analysis of the significance of all affected heritage assets.
- 6.12 Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, and to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, including its setting. Case law has made clear that the duty to pay special attention to or to have special regard is to afford considerable weight to that duty and that this duty should be the first consideration for any decision maker. In considering any degree of harm, whether substantial or less than substantial, the duty under section 66(1) to preserve the significance of the heritage asset must be afforded considerable importance and weight.
- 6.13 In considering the impact of a proposed development on the significance of a designated heritage asset, paragraph 212 of the NPPF requires that great weight be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.14 Paragraph 213 then requires that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 6.15 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Heritage Significance

- 6.16 The application is accompanied by an amended Heritage Impact Assessment, which evaluates the significance of the relevant heritage assets. This assessment, together with the appraisal undertaken by the Council's Principal Conservation and Design Officer, provides sufficient information to enable the Local Planning Authority to properly identify and assess the significance of the heritage assets and the impact of the proposal on that identified significance.
- 6.17 The application concerns two separately listed Grade II listed buildings Hambridge Farmhouse and Hambridge Barn. The buildings lie within the Kennet and Avon East Conservation Area.
- 6.18 The Officer notes that the current use of both buildings has resulted in much erosion of historic features and character internally. However, they both retain a number of architectural features that contribute to their significance. Such as:
- Traditional materials and detailing – flint and brick with some mullioned windows and a clay tiled roof.
 - Original ventilation slits on all elevations.
 - Internally, the timber roof structure is exposed and appreciable

- The threshing bay area, with its double height open full volume can still be appreciated.
- 6.19 The immediate context of the buildings is a large road and open undeveloped land, though no longer in agricultural use. The open nature of the surrounding land contributes positively to the significance of the buildings.
- 6.20 The proposed buildings, for the reasons set out above, also make a positive contribution to the character and appearance, and therefore significance, of the conservation area.

Impact on listed buildings

- 6.21 With specific regard to impact on listed buildings, Policy DM10 states that development will not be permitted if a proposal would i. adversely affect the character, scale, proportion, design, detailing, or materials used in the Listed Building; or ii. result in the loss of/or irreversible change to original features or other features of importance or interest; or iii. harm the setting of the Listed Building.
- 6.22 Fundamental design concerns were raised with the originally submitted plans, pertaining to the loss of many original ventilation slits, an internal partition removing the central opening, and the lack of clarification as to the appearance and impact of an external acoustic screening measure. Failure to properly assess the harm that would be caused by these alterations, and in particular the fenestration and acoustic screening, contributed to the High Court decision to quash the previous approval.
- 6.23 Amended plans show all ventilation slits retained, and detail the appearance of the acoustic screening measure, which would be a traditional brick and flint wall. This new wall would be only partially visible from the road, and the materials and siting considered historically appropriate by the Conservation Officer who notes that it is not unusual for farmyard to have been enclosed by walls. They further note that the boundary treatment and landscaping (described in para 6.9) would be lightweight changes that would not impact the significance of buildings and are entirely reversible.
- 6.24 Regarding external alteration to the buildings themselves, this would be limited to the demolition of the modern link, and the replacement of the existing commercial entrance doors to the barn with external entrance doors more suitable for a private residential use. The farmhouse door on the west elevation left exposed following the removal of the link may also need to be changed from an internal to external door. Specifications and joinery details for these doors will therefore need to be secured via condition.
- 6.25 Internally, the proposed conversion of the barn into two residential units would result in a low level of substantial harm due to further subdivision. However, one unit would retain the double height threshing bay area in the centre which the Conservation Officer notes will enable the open and full height volume of this part of the building to be retained.
- 6.26 Where partitions are proposed, these would be reversible and not impact on historic fabric. The historic use subsequently can remain appreciated.
- 6.27 Generally, conversion works may require updated glazing, insulation and services. In this instance, an amended noise impact assessment clarifies that double glazing exists inside the barn, and that the roof construction requires no changes to glazing or additional insulation to achieve acceptable internal noise levels. All new materials including insulation are to be breathable which will not cause any further harm to the significance of the barn. No new service runs are proposed although in the event that

these are required, details can be secured by a condition to ensure the impact on internal fabric is acceptable.

- 6.28 The Conservation Officer notes that the proposed conversion of the barn will result in a low level of substantial harm due to the need to subdivide it. However, this is to form 2 units, with 1 unit retaining the double height area of the central threshing bay. The retention of this means that the volume of this part of the building is retained and can allow for an appreciation of the historic use.
- 6.29 The building's previous conversion to office was due to it no longer being viable to use as an agricultural building. A return to agricultural use would not be possible and so to ensure continued use of the building, which in turn would ensure its survival, some further alteration is to be expected. This is minimal and falls at the lower end of the scale of less than substantial harm. The subdivision is also reversible and does not impact fabric.
- 6.30 Heritage benefits, identified by the Conservation Officer, arise from returning the farmhouse to its original function as a dwelling, removal of modern link building, and the removal of unsympathetic modern partitions and part of the modern link.
- 6.31 The Society for the Protection of Ancient Buildings (SPAB) and Historic Buildings and Places were not re-consulted on amended plans. However, there is no statutory obligation to consult them under the statutory provisions, and their concerns have been addressed in the updated proposals.
- 6.32 In summary, the proposed conversion would result in a low level of less than substantial harm, arising principally from the internal subdivision. Although this level of harm is at the lower end of the "less than substantial" spectrum, it must nevertheless be given considerable importance and weight in accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.33 However, the identified heritage benefits, including the removal of unsympathetic modern partitions, the reinstatement of the farmhouse to an appropriate domestic use, and the demolition of the existing link building, are considered to deliver public benefits that outweigh this low level of less than substantial harm, in line with the requirements of the NPPF.

Impact on Conservation Area

- 6.34 The proposal retains the key external features of the buildings. In addition, the proposed garden areas preserve the open setting of the listed buildings. The proposed acoustic wall to the front has been sensitively designed, incorporating traditional materials to ensure it respects both the setting of the listed building and the character and appearance of the conservation area. The proposal therefore complies with the NPPF, and S9 and DM9 of the Local Plan.

Residential amenity

- 6.35 According to Policy DM30, all development will be required to provide and/or maintain a high standard of amenity for existing and future users of land and buildings. When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals will be supported where there is no unacceptable harm from overshadowing, overbearing, overlooking, noise, dust, fumes or odours. In addition, all new residential development will be expected to include the provision of the good quality functional and external amenity space and natural light. Gardens should be at least 10.5 metres in depth where possible.

- 6.36 By virtue of the orientation of the two buildings and lack of side elevation windows on the barn, it is not considered that occupants of any proposed unit would experience a sense of being overshadowed or enclosed. Light levels would be acceptable given the provision of numerous roof lights and ground floor openings. It is also considered that the internal spaces would be appropriate for the proposed number of occupants in terms of size and layout. There is some concern that overlooking into the barn would be possible from neighbouring land through the central opening on the north elevation. As mitigation, it is proposed to raise the boundary wall with a trellis and this is considered to be an appropriate means to securing the privacy of occupants of Units 1 and 2.
- 6.37 Outdoor amenity space would be provided on the site, with an area of lawn to the front of Unit 3, and separate private garden spaces to the south of Units 1 and 2, on the other side of the driveway. Each allocated garden would measure over 100sqm and be of an acceptable depth taking into account the spatial constraints of the site. Whilst relatively unconventional for single dwellings, it is not considered that the physical separation of the amenity spaces from units 1 and 2 warrants a reason for refusal given the driveway would be private and with a gated entrance providing a means of privacy and safety for residents.
- 6.38 There are no dwellings immediately neighbouring the application site and as such there are no concerns of an impact on any existing residential amenity.
- 6.39 There is potential for harmful noise exposure to future occupants due to the proximity of Hambridge Road. Noise assessments have been provided, including details of the surveys undertaken at the site. The updated assessment concludes that, with the installation of acoustic screening and secondary glazing to the large glazed section on the barn's north elevation, both internal and external noise levels would be acceptable. These mitigation measures would also ensure the development remains compatible with the neighbouring commercial use.
- 6.40 An objector has raised concerns regarding the noise assessment methodology, specifically noting the absence of an evaluation of internal noise levels with windows open. However, this is not considered sufficient grounds for refusal. The assessment demonstrates that acceptable internal noise levels can be achieved, and the Environmental Health Officer has raised no objections or concerns regarding the noise predictions presented within the reports.

Highway matters

- 6.41 According to Policy SP19, development that generates a transport impact will be required to (amongst others) mitigate any adverse impact on local transport networks. Policy DM44 sets out the parking requirements for the District and requires development to reflect the need for travel activity to minimise carbon emissions and environmental harm.
- 6.42 There is an existing access to the site and no changes to this are proposed. Each dwelling would be provided with 3 parking spaces and 1 electric vehicle charging point. A shared bike store is proposed within the existing garage. The Local Highway Authority have raised no objections to these arrangements.
- 6.43 Concerns from objectors regarding visibility and the heavily trafficked nature of Hambridge Road are acknowledged. However, three dwellings with three bedrooms would generate less traffic than the existing office use and the LHA have accordingly raised no objection with regard to the impact on highway safety and the flow of traffic.

6.44 It is also acknowledged that an objector has raised concern with the siting of the storage/construction areas on the Construction Method Statement, stating these are opposite the neighbouring access which would be of detriment to the business. However, the site plan shows vehicles would be required to park within the application site which is under the applicant's ownership and would not obstruct the access. The LHA have raised no objection to the CMS and advise a condition be applied to secure compliance with the plan.

Flooding and drainage

- 6.45 Policy SP6 requires site specific flood risk assessments (FRAs) for development proposals in Flood Zones 2 and 3 and within areas of flood risk from fluvial, groundwater or surface water. The sequential test shall be strictly applied in accordance with the NPPF. In order to restrict or reduce runoff, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).
- 6.46 The application site contains Flood Zone 2 and an area at risk of flooding from surface water. The application involves a change of use, which is exempt from the sequential test under Footnote 62 of the NPPF. Regardless, it is noted that buildings proposed to be converted, new wall, and garden amenity spaces lie outside of the flood zone, demonstrating a sequential approach has been applied.
- 6.47 An FRA and drainage strategy has been submitted and reviewed by the Lead Local Flood Authority (LLFA). They considered the flooding and drainage details to be sufficient and the proposal acceptable subject to a condition securing details of a flood response plan for the proposed occupants. A flood response plan was subsequently received and deemed acceptable by the LLFA.
- 6.48 Objectors have raised concerns regarding potential flood risk. In particular, they highlight that the submitted Flood Response Plan does not acknowledge that surface water is currently managed by pumps.
- 6.49 Despite these concerns, as the proposal does not involve any increase in impermeable surfaces, the buildings lie outside designated flood-risk areas, and both a detailed Flood Risk Assessment and Flood Response Plan have been submitted and accepted by the LLFA, there is not considered to be sufficient justification for refusal on flooding or drainage grounds. Nevertheless, the case officer has discussed the issue with the SuDS officer, who has advised that a condition be imposed requiring details of the existing surface water drainage system to be submitted prior to occupation. This will ensure that surface water continues to be managed sustainably.

Green infrastructure

- 6.50 According to Policy SP10, proposals should protect and enhance existing green infrastructure (GI) and create additional GI where possible and proportionate to the scale of the development. Policy DM15 further states that development which conserves and enhances trees, woodland and hedgerows will be supported, and any losses must be justified and/or compensated.
- 6.51 There are trees and hedgerows within the application site that make a positive contribution to the conservation area setting and rural character to the east. The proposed site plan indicates that 1 tree adjacent the Unit 1 parking area would be removed, but other planting on the site would be retained.

- 6.52 Ecological enhancements and landscaping site plans have been submitted and show the extent of retained vegetation as well as proposed additional hedgerow planting and wildflower and native shrub strip. However, there are no specific details as to the species density and scale, and their respective management and maintenance.
- 6.53 In the absence of an objection from the Tree Officer, it is considered that the impact on GI is acceptable, and the soft landscaping proposed is acceptable subject to a condition securing specific planting details to ensure sufficient visual softening of hard surfaces including the new fencing and wall, and for the enhancement of the site in accordance with Policy.

Biodiversity

- 6.54 According to Policy SP11, development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and, where required, deliver Biodiversity Net Gains.
- 6.55 The submitted preliminary ecological appraisal and roost assessment has identified that no habitat or protected species would be impacted by the proposal. The appraisal recommends enhancements such as bee bricks, native wildflower planting, species-rich grassland, gaps in fencing for hedgehogs, and bat and bird boxes. It is noted that external lighting would have the potential to harm species sensitive to artificial light, subject to its design.
- 6.56 An ecological enhancements site plan and external lighting strategy were provided and are considered to be acceptable by the Ecology Officer. Compliance with these details can be secured via condition.
- 6.57 Regarding impacts during construction works, the submitted construction method statement is considered sufficient to demonstrate that nearby habitats would not be harmed.

Climate change: energy and water efficiency

- 6.58 The applications were originally validated prior to the adoption of the Local Plan Review (LPR). The LPR introduced additional requirements under Policies SP5 and DM7 which require specified energy and water efficiency details via a sustainability statement.
- 6.59 Given the age of the applications, and small scale of the development, it is not considered that the lack of sustainability statement results in a material harm sufficient to merit a reason for refusal.

7. Planning Balance and Conclusion

- 7.1 Concerns from objectors have been acknowledged, and following amendments and additional information, it is considered that material concerns have been sufficiently addressed.
- 7.2 For the reasons given in this report it is considered that the proposal is in accordance with current development plan policies, the listed buildings and character and appearance and appearance of the conservation area would be preserved. Less than substantial harm to the significance of the listed barn is considered to be at the lower end of the scale and is outweighed by heritage benefits offered by the proposal.

Material considerations do not indicate that planning permission and listed building consent should otherwise be refused.

7.3 The applications are therefore recommended for approval.

8. Full Recommendation for 25/01669/FUL

8.1 To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1	<p>Commencement The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
2	<p>Approved plans This listed building consent relates only to work described on the drawings/and/or/in the documents identified below:</p> <p>Received 09.07.2025:</p> <ul style="list-style-type: none">- Flood Risk Assessment and Drainage Strategy by DLP Planning Ltd- Preliminary Ecological Appraisal and Roost Assessment by Arbtech Consulting Ltd- Transport Statement by DLP Planning Ltd- 1481-EX04 Existing Garage Plan and Elevations <p>Received 13.10.2025:</p> <ul style="list-style-type: none">- Smart Charger INDRA Smart Pro DataSheet- Construction Management Plan & Construction Method Statement- Ravel LED Resin Wall Light Data Sheet- CorePro LEDspot MV Data Sheet- Flood Response & Management Plan- Soft & Hard Landscaping and Boundary Treatment Plan- Schedule of Works <p>Received 21.11.2025:</p> <ul style="list-style-type: none">- 1481-PL02A Proposed Elevations <p>Received 02.12.2025</p> <ul style="list-style-type: none">- Design and Access Statement & Historical Significance Assessment by Michael Pagliaroli Architects Ltd- Drawing 1481-PL01C Proposed Floorplans and Sections- Addendum Noise Assessment Report No. 0576.2 rev 0 by DKN Acoustics Ltd <p>Received 17.12.2025</p> <ul style="list-style-type: none">- 1481-EX01E Existing and Proposed Site Plans- 1481-EX02 Proposed Site Plan (Clean)- Ecological Enhancements Site Plan- Construction Method Statement Site Plan- Electric Vehicles Charging Points, Cycle Store & Parking Site Plan

	<ul style="list-style-type: none"> - Flood Response Site Plan - Lighting Design Strategy Site Plan - Soft & Hard Landscaping Site Plan <p>The works shall be carried out in strict conformity with the approved plans and associated approved submitted information.</p> <p>Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the buildings.</p>
3	<p>Hard landscaping (prior approval)</p> <p>No dwelling shall be first occupied until the hard landscaping of the site has been completed in accordance with a hard landscaping scheme that has first been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of any boundary treatments (e.g. walls, fences) and hard surfaced areas (e.g. driveways, paths, patios, decking) to be provided as part of the development, including a schedule of materials and specifications. Samples of materials shall be made available upon request.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the buildings and historic character of the conservation area. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8, SP10, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.</p>
4	<p>Making good (prior approval)</p> <p>No demolition works shall take place until full details of the making good works to the opening which is to be filled in on the east elevation of The Barn (including specifications for brickwork) have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP7, SP8, SP9, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).</p>
5	<p>Soft landscaping (prior approval)</p> <p>No dwelling shall be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information.</p> <p>All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following first occupation of the new dwelling.</p> <p>Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Landscaping is an integral element of achieving high quality design and to ensure the visual softening and enhancement of the development. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7,</p>

	SP8, SP10, DM9, DM10 and DM15 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.
6	<p>Noise mitigation (compliance)</p> <p>The development hereby approved shall not be first occupied until the noise mitigation measures in the following plans and documents submitted with the application are implemented:</p> <p>Addendum Noise Assessment Report by DKN Acoustics received 02.12.2025 Drawing 1481-EX01 Revision E Existing and Proposed Site Plan Site Location Plan received 17.12.2025.</p> <p>The noise mitigation measures shall be retained and maintained thereafter.</p> <p>Reason: To ensure acceptable noise levels for occupants in accordance with the National Planning Policy Framework and Policies DM5 and DM30 of the West Berkshire Local Plan Review 2023-2041.</p>
7	<p>Electric Charging Point (compliance)</p> <p>No dwelling shall be first occupied until electric vehicle charging points have been provided in accordance with the approved drawings. The charging points shall thereafter be retained and kept available for the potential use of electric cars.</p> <p>Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP5, SP19, DM42 and DM44 of the West Berkshire Local Plan Review 2023-2041.</p>
8	<p>Construction method statement (compliance)</p> <p>The development shall be carried out in accordance with the approved Construction Method Statement and site set-up plan.</p> <p>Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19, DM5, and DM42 of the West Berkshire Local Plan Review 2023-2041.</p>
9	<p>Parking/turning (compliance)</p> <p>No dwelling shall be first occupied until the associated vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking at all times.</p> <p>Reason: To ensure the development is provided with adequate parking facilities and in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policy DM44 of the West Berkshire Local Plan Review 2023-2041.</p>
10	<p>Cycle parking (compliance)</p> <p>No dwelling shall be first occupied until the associated cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.</p> <p>Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. This condition is imposed in accordance with the National Planning Policy Framework 2024 and Policies SP19, DM42 and DM44 of the West Berkshire Local Plan Review 2023-2041.</p>

11	<p>External lighting (compliance)</p> <p>No external lighting shall be installed within the application site except in accordance with the following plans and documents:</p> <p>Lighting Design Strategy Site Plan received 17.12.2025 Lighting Design Strategy Appendix 1 received 13.12.2025</p> <p>No changes to the external lighting strategy shall be made unless amendments have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the conservation and enhancement of the biodiversity and heritage assets of the site. This condition is applied in accordance with the National Planning Policy Framework, the North Wessex Downs AONB Management Plan 2019-24, and Policies SP8, SP9, SP11, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041.</p>
12	<p>Ecological enhancements (compliance)</p> <p>No dwelling shall be first occupied until the ecological enhancements as shown on the Ecological Enhancements Site Plan received 17.12.2025 have been installed. The enhancements shall be retained thereafter.</p> <p>Reason: To ensure the enhancement of the biodiversity assets of the site in accordance with the National Planning Policy Framework and Policy SP11 of the West Berkshire Local Plan Review 2023-2041.</p>
13	<p>Suds</p> <p>Prior to first occupation, the applicant shall submit the following surface water information for approval by the Local Planning Authority:</p> <ol style="list-style-type: none"> 1. Details of the existing surface water drainage system proposed for reuse, including layout, capacity, and points of connection. 2. Evidence of the maintenance and operational arrangements for the existing surface water drainage system, including any mechanical components such as pumping stations. 3. Confirmation of the discharge location(s) for the surface water system, demonstrating that the outfall route is functional and appropriate. 4. An assessment of opportunities to incorporate Sustainable Drainage Systems (SuDS) within the development, or clear justification where SuDS cannot be implemented. <p>The above surface water drainage measures shall be implemented/maintained in accordance with the approved details before the use hereby permitted is commenced/before the building(s) hereby permitted is/are occupied/before the dwelling(s) hereby permitted is/are occupied/in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.</p> <p>Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework and associated Planning Practice Guidance, Policy CS16 of the West Berkshire Core Strategy (2006-2026), National Standards for SuDS (2025) and SuDS Supplementary</p>

	Planning Document (Dec 2018). A pre-condition is necessary because insufficient detailed information accompanies the application.
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Informatives

1	<p>Approval - Need for Revision/Reps rec'd</p> <p>This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.</p>
2	<p>CIL Liability</p> <p>The development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and thus a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable, if applicable, will be sent out separately from this Decision Notice. It is your responsibility to contact the CIL Team as soon as possible to confirm whether the development is CIL liable. If subsequently confirmed as CIL liable, you are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit a Commencement Notice will affect any exemptions claimed, including the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil</p>
3	<p>Biodiversity Net Gain Not Required (De Minimis)</p> <p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and</p> <p>(b) the planning authority has approved the plan.</p> <p>The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be West Berkshire District Council.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.</p> <p>Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.</p> <p>EXEMPTIONS AND TRANSITIONAL ARRANGEMENTS</p> <p>The following are the statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.</p> <p>1. The application for planning permission was made before 12 February 2024.</p>

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:
i) consists of no more than 9 dwellings;
ii) is carried out on a site which has an area no larger than 0.5 hectares; and
iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

APPLICABLE EXEMPTION

The exemption that is considered to apply to this application is: Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

IRREPLACEABLE HABITAT

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

THE EFFECT OF SECTION 73D OF THE TOWN AND COUNTRY PLANNING ACT 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

PHASED DEVELOPMENT

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country

	<p>Planning) (Modifications and Amendments) (England) Regulations 2024 would apply if the permission were subject to the biodiversity gain condition.</p> <p>In summary: Biodiversity gain plans would be required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).</p>
4	<p>Link to LBC</p> <p>Consent/permission is hereby granted without prejudice to the determination and conditions within the Decision Notice for app ref: 25/01670/LBC. The proposed works hereby approved shall be carried out in accordance with the approved details and conditions of both 25/01669/FUL and 25/01670/LBC.</p>
5	<p>HI 3 Damage to footways, cycleways and verges</p> <p>The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.</p>
6	<p>HI 4 Damage to the carriageway</p> <p>The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.</p>
7	<p>HI 9 Incidental works affecting the highway</p> <p>Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Principal Engineer (Streetworks), West Berkshire District Council, Transport & Countryside, Council Offices, Market Street, Newbury, RG14 5LD, telephone number 01635 – 503233, before any development is commenced.</p>
8	<p>Official Postal Address</p> <p>Please complete and online street naming and numbering application form at https://www.westberks.gov.uk/snn to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.</p>
9	<p>Tree protection</p> <ul style="list-style-type: none"> - To ensure that the trees which are to be retained are protected from damage, ensure that all works occur in a direction away from the trees. - In addition that no materials are stored within close proximity i.e. underneath the canopy of trees to be retained. - Ensure that all mixing of materials that could be harmful to tree roots is done well away from trees (outside the canopy drip line) and downhill of the trees if on a slope, to avoid contamination of the soil. - To ensure the above, erect chestnut pale fencing on a scaffold framework at least out to the canopy extent to preserve rooting areas from compaction, chemicals or other unnatural substances washing into the soil. - If this is not possible due to working room / access requirements, the ground under the trees canopies on the side of construction / access should be covered by 7.5cm of woodchip or a compressible material such as sharp sand, and covered with plywood sheets / scaffold boards to prevent compaction of the soil and roots. This could be underlain by a non permeable membrane to prevent lime or portland based products / chemicals entering the soil - If there are any existing roots in situ and the excavation is not to be immediately filled in, then they should be covered by loose soil or dry Hessian sacking to prevent desiccation or frost damage. If required, the minimum amount of root could be cut back using a sharp knife.

	<ul style="list-style-type: none"> - If lime or portland based products are to be used for strip foundations, then any roots found should be protected by a non-permeable membrane prior to the laying of concrete. - Post holes within root protection areas must be hand dug with a fork and trowel, or use of an air pick, and lined with an impermeable membrane (e.g. the postmix bag if not perforated) before pouring concrete.
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9. Full Recommendation for 25/01670/LBC

9.1 To delegate to the Development Manager to GRANT CONSENT subject to the conditions listed below.

Conditions

1	<p>Commencement</p> <p>The development hereby permitted shall be begun before the expiration of three years from the date of this consent.</p> <p>Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>
2	<p>Approved plans</p> <p>This listed building consent relates only to work described on the drawings and documents identified below:</p> <p>Received 09.07.2025:</p> <ul style="list-style-type: none"> - Flood Risk Assessment and Drainage Strategy by DLP Planning Ltd - Preliminary Ecological Appraisal and Roost Assessment by Arbtech Consulting Ltd - Transport Statement by DLP Planning Ltd <p>Received 13.10.2025:</p> <ul style="list-style-type: none"> - Smart Charger INDRA Smart Pro DataSheet - Construction Management Plan & Construction Method Statement - Ravel LED Resin Wall Light Data Sheet - CorePro LEDspot MV Data Sheet - Flood Response & Management Plan - Soft & Hard Landscaping and Boundary Treatment Plan <p>Received 21.11.2025:</p> <ul style="list-style-type: none"> - 1481-PL02A Proposed Elevations <p>Received 02.12.2025</p> <ul style="list-style-type: none"> - Design and Access Statement & Historical Significance Assessment by Michael Pagliaroli Architects Ltd - Drawing 1481-PL01C Proposed Floorplans and Sections - Addendum Noise Assessment Report No. 0576.2 rev 0 by DKN Acoustics Ltd <p>Received 17.12.2025</p> <ul style="list-style-type: none"> - 1481-EX01E Existing and Proposed Site Plans - 1481-EX02 Proposed Site Plan (Clean) - Ecological Enhancements Site Plan

	<ul style="list-style-type: none"> - Construction Method Statement Site Plan - Electric Vehicles Charging Points, Cycle Store & Parking Site Plan - Flood Response Site Plan - Lighting Design Strategy Site Plan - Soft & Hard Landscaping Site Plan <p>The works shall be carried out in strict conformity with the approved plans and associated approved submitted information.</p> <p>Reason: To clarify what has been approved under this consent in order to protect the special architectural or historic interest of the buildings.</p>
3	<p>Materials as specified</p> <p>The materials to be used in the development hereby permitted shall be as specified on the plans, within the Design and Access Heritage Statement, and the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size, texture and bond.</p> <p>Reason: To ensure that the materials are appropriate to the special architectural or historic interest of the building. This condition is applied in accordance with the National Planning Policy Framework, Policies SP7, SP8, SP9, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).</p>
4	<p>External doors/windows</p> <p>No new external doors and windows, including secondary glazing, shall be fitted until working drawings (scale 1:20, 1:10, 1:5, half or full size etc.) fully detailing the new / or replacement windows and/or external doors (cross sections for full glazing bars, sills, heads etc.) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved specification and retained thereafter.</p> <p>Reason: To ensure that the proposed works can be effected without detriment to the special architectural and historic interest of the heritage assets and to ensure a satisfactory appearance to the development and to comply with the National Planning Policy Framework and Policies SP7, SP8, SP9, DM9 and DM10 of the West Berkshire Local Plan Review 2023-2041, and Supplementary Planning Document Quality Design (June 2006).</p>
5	<p>Internal services</p> <p>Prior to the installation of new internal services, details of the type and location of any new or modified internal services shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the new or modified internal services shall be installed in accordance with the approved details.</p> <p>Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review 2023-2041.</p>
6	<p>External services</p> <p>Prior to their installation, details of services visible external to the building, including the type and location of any new or modified services to include, drainage pipework (including soil vent pipe terminations), footings and accessories, rainwater goods, meter cupboards, shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the new or modified external services shall be installed in accordance with the approved details.</p>

	Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review 2023-2041.
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Informatives

1	This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has worked proactively with the applicant to secure and accept what is considered to be a development which improves the economic, social and environmental conditions of the area.
2	Link to Full Application Consent is hereby granted without prejudice to the determination and conditions within the Decision Notice for app ref: 25/01669/FUL. The proposed works hereby approved shall be carried out in accordance with the approved details and conditions of both 25/01669/FUL and 25/01670/LBC.